160.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,800 / 871,800
					USE VALUE:	871,800 / 871,800
					ASSESSED:	871,800 / 871,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARUFFA MARY ANN
Owner 2:	
Owner 3:	
Street 1:	90 ELLERY ST STE 23
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02148 Type:

PREVIOUS OWNER

Owner 1:	WETTERGREEN WILLIAM C-ETAL -
Owner 2:	COULOMBE PAUL A -
Street 1:	207 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,000 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2388 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	350,700	2,400	518,700	871,800
Total Card	0.275	350,700	2,400	518,700	871,800
Total Parcel	0.275	350,700	2,400	518,700	871,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.08 | /Parcel: 365.0

Legal Description

User Acct 106432

GIS Ref

GIS Ref

Insp Date 06/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,500	2400	12,000.	518,700	871,600	871,600	Year End Roll	12/18/2019
2019	101	FV	289,700	2500	12,000.	518,700	810,900	810,900	Year End Roll	1/3/2019
2018	101	FV	289,700	0	12,000.	459,400	749,100	749,100	Year End Roll	12/20/2017
2017	101	FV	289,700	0	12,000.	385,300	675,000	675,000	Year End Roll	1/3/2017
2016	101	FV	289,700	0	12,000.	385,300	675,000	675,000	Year End	1/4/2016
2015	101	FV	265,600	0	12,000.	333,500	599,100	599,100	Year End Roll	12/11/2014
2014	101	FV	265,600	0	12,000.	322,300	587,900	587,900	Year End Roll	12/16/2013
2013	101	FV	265,600	0	12,000.	306,800	572,400	572,400		12/13/2012

!12485!

PRINT

Date	Time
12/11/20	02:34:14

LAST REV

Date	Time
07/24/18	14:36:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12485

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WETTERGREEN WIL	1239-147		7/13/2001		482,500	No	No		JOHN J CAMPBELL JR D.O.D. 9/13/2018 BK 1239 P
	1086-23		9/1/1991		100	No	No		A

USER DEFINED

Prior Id # 1:	106432
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2010	2173	Wood Dec	12,000					
8/30/2006	727	New Wind	20,000			G8	GR FY08	install new sheet

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	CC	Chris C
12/27/2008	Measured	372	PATRIOT
12/2/2001	MLS	MM	Mary M
10/25/2000	Hearing N/C		
4/17/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	518,700	Spl Credit		Total:	518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	132.123
Other Features:	116338
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430777
Depreciation:	80124
Depreciated Total:	350652

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

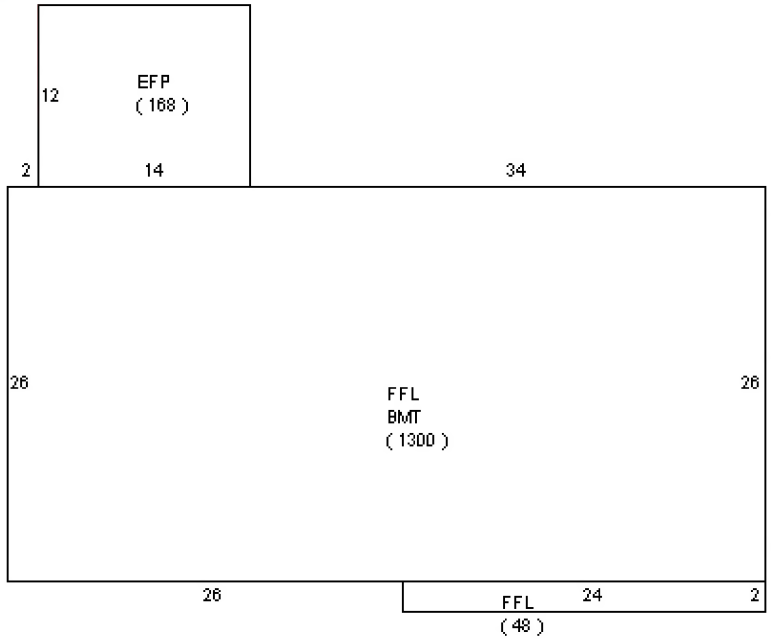
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.34
Special Features:	0	Val/Su Net:	124.54
Final Total:	350700	Val/Su SzAd	260.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,348	132.120	178,102
BMT	Basement	1,300	68.970	89,659
EFP	Enclos Porch	168	44.740	7,517
	Net Sketched Area:	2,816	Total:	275,278
Size Ad	1348	Gross Are	2816	FinArea 2388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	15X20	A	AV	2000	9.33	T	15.2	101			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400